

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 1, 2005

ITEM No. _____

CASE NUMBER/ PROJECT NAME	65-DR-2005 Alltel WCF - Scottsdale Road & Dixileta Drive		
LOCATION	Northeast Corner Of Dixileta Drive and Scottsdale Road		
REQUEST	Request approval to place a Wireless Communication Facility (WCF) on a traffic signal, with related equipment located in the adjacent Right-of-Way.		
OWNER	City of Scottsdale 480-312-7641	ENGINEER	N/ A
ARCHITECT/ DESIGNER	Young Design Corp Architects 480-451-9609	APPLICANT/ COORDINATOR	Matt Ludick Alltel by Technical Solutions 602-957-3434
BACKGROUND	<p>Zoning. The site is zoned R1-43 ESL (Single Family Residential) District Wireless Communications Facilities (WCF-Type 3) located within 150 feet of residential development are a permitted use and must conform with the policies of ESL Overlay.</p> <p>Context. The site is located at the northeast corner of Scottsdale Road and Dixileta Drive adjacent to the Trovia residential subdivision.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Trovia residential subdivision with R1-43 ESL (Residential) zoning.• South: Dixileta Drive residential subdivision with R1-70 ESL FO (Residential) zoning.• East: Trovia and Las Piedras residential subdivision with R1-43 ESL FO (Residential) zoning.• West: Scottsdale Road and unsubdivided land with R1-70 ESL FO (Residential) zoning.		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The request is for approval of a new 6-foot tall, 16-inch wide pole mounted, WCF antenna to be located on a 39-foot high traffic signal pole within the Scottsdale Road/Dixileta Road right-of-way, for a total height of 45 feet. The existing 30 foot tall traffic signal pole at the northeast corner of the intersection will be relocated northward and replaced with a new 39-foot tall traffic signal pole designed to contain a streetlight in addition to the traffic signal and WCF antenna. Relocation of the pole will facilitate the future expansion of the intersection.</p>		

Scottsdale Road and Dixileta Drive have half-street widths in this area of 75 feet. Scottsdale Road has a scenic corridor easement 100 feet wide with the scenic corridor easement situated adjacent to the right-of-way. The pole is located about 75 feet from the residential development to the northeast. The electrical equipment cabinet will be located within the right-of-way toward the east of the pole along Dixileta Drive and screened by a decorative art metal panel. Landscaping will be consistent with the current native vegetation in the surrounding area. The pole and canister will be painted Frazee 8716N "Western Reserve." No lighting is proposed with this use.

Development Information:

- Existing Use: Existing 30-foot tall traffic signal.
- Proposed Use: Replacement 39-foot tall traffic signal pole with 6-foot tall, 16-inch WCF antenna extending from the top of the pole.
- Parcel Size: Located within the City of Scottsdale/ Dixileta right-of way
- Building Size: Electrical equipment cabinet is located eastward in the Dixileta Drive right-of-way and is screened with a decorative art panel.
- Building Height Allowed: Permitted antenna height of 45 feet
- Build Height Proposed: 39-Foot high traffic signal pole plus a 6-foot antenna for a total height of 45 feet.
- Parking Required: One space (for a service vehicle)
- Parking Provided: One space (for a service vehicle), provided at the site within the road right-of-way
- Open Space Required: No open space is required with this use. A Scenic Corridor easement is provided along Scottsdale Road
- FAR: N/A
- Number of Units: N/A
- Density: N/A

DISCUSSION

A Type 3 WCF is required to blend with the surrounding environment and obtain DRB approval. A WCF co-located on a traffic signal shall not increase the height of the signal by more than 6 feet, and the diameter of the signal pole shall not be greater than 16 inches from the face of the pole. The proposed antenna conforms to this requirement. The facility meets all FCC requirements for radio frequency (RF) exposure standards.

KEY ISSUES

- The Type 3 WCF facility is situated within 150 of residential development.
- The antenna meets the requirements for a traffic signal pole WCF.
- The ground mounted electrical equipment will be located in the right-of-way and be concealed by a decorative art, metal panel.
- Residents were contacted within 750 feet of the site on 11/11/2004. No negative public comment has been received.

OTHER BOARDS AND COMMISSIONS Case 30-PP-1993 approved the residential subdivision at the northeast corner of this intersection.

STAFF RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Al Ward, AICP
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APPROVED BY

Al Ward
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Antenna Plan/South Elevation
5. Simulations: Existing/Proposed Traffic Signals
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

65-02-25
10-28-03

Project Narrative

City of Scottsdale

Application for Design Review

A Stealth Commercial Communication Tower
Collocated on an Existing Streetlight and Related Equipment located within the City's
Right of Way



Project Location:
Northeast Corner of Scottsdale and Dixileta Roads
Scottsdale, AZ 85255

Submitted by:
Technical Solutions, Inc.
3610 N. 44th Street
Suite 240
Phoenix, AZ 85018
(602) 957-3434
Fax: (602) 955-4505
www.technicalsolutionsaz.com

Property Owner:
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, AZ 85251

ATTACHMENT #1

Project Narrative

Purpose of Request

Alltel is a customer-focused communications company with more than 12 million customers. Alltel provides wireless, local telephone, long-distance, Internet and high-speed data services to residential and business customers in 26 states. A new wireless communication facility is needed when a specific area either does not presently have coverage or because additional capacity is required to handle the demand for service. In response to increased demand for its wireless services and in order to provide sufficient coverage in the area of Scottsdale and Dixileta Roads, Alltel is requesting approval of a stealth, wireless communication site on the north east corner of the intersection. The location of a wireless communication facility in this area will provide residents, visitors, and businesses in the area with high quality, reliable wireless communication for personal, business, and emergency uses.

Description of Proposal

Existing Conditions

The intersection of Scottsdale and Dixileta Roads is a major intersection for north/south and east/west traffic. Two of the four immediate corners are vacant land. All four are zoned for low density residential. The area is predominantly desert landscaped and lacks any major verticality suitable for wireless communication. No commercial properties exist in the immediate area and two churches are located a quarter mile plus south from the intersection.

Proposed Wireless Commercial Communication Tower

A cell phone is really a radio. However, with a cell phone, you can also do three-way calling, conference calling, have voice mail, and take advantages of other sophisticated features. A cellular system divides geographical areas into cells. Once the system is in place, a cell phone user can move about while being "handed-off" from one cell to another. Each cell contains its own antennas and is serviced by its own telephone and control equipment.

This proposal is for a wireless communication facility on a City of Scottsdale traffic signal pole and related equipment located within the City's right of way. The proposed site will replace the existing traffic signal pole with one matching the City's

specifications specifically for wireless co-location. The Alltel mounting will include antenna's, which are clustered at the top painted to match the City's pole color. The coaxial cables will be concealed within the interior of the replacement pole. The accompanying equipment cabinets will be located east of the pole and screened with decorative gating similar to the wireless site on the northwest corner. No other improvements or changes are proposed to the area.

Noise, Light, Visual and other Pollutants

The proposed commercial communication tower will not use any water, wastewater, or solid waste services. No additional lighting is proposed. The visual impact of the proposed site is minimal due to the streetlight application.

Compatibility Statement

The proposed commercial communication tower will be compatible with the surrounding structures and verticality. The existing traffic signal is a significant vertical feature in the development. The equipment cabinets are consistent with other equipment cabinets located within right of way for other utilities such as cable and landline telephone.

Conclusion

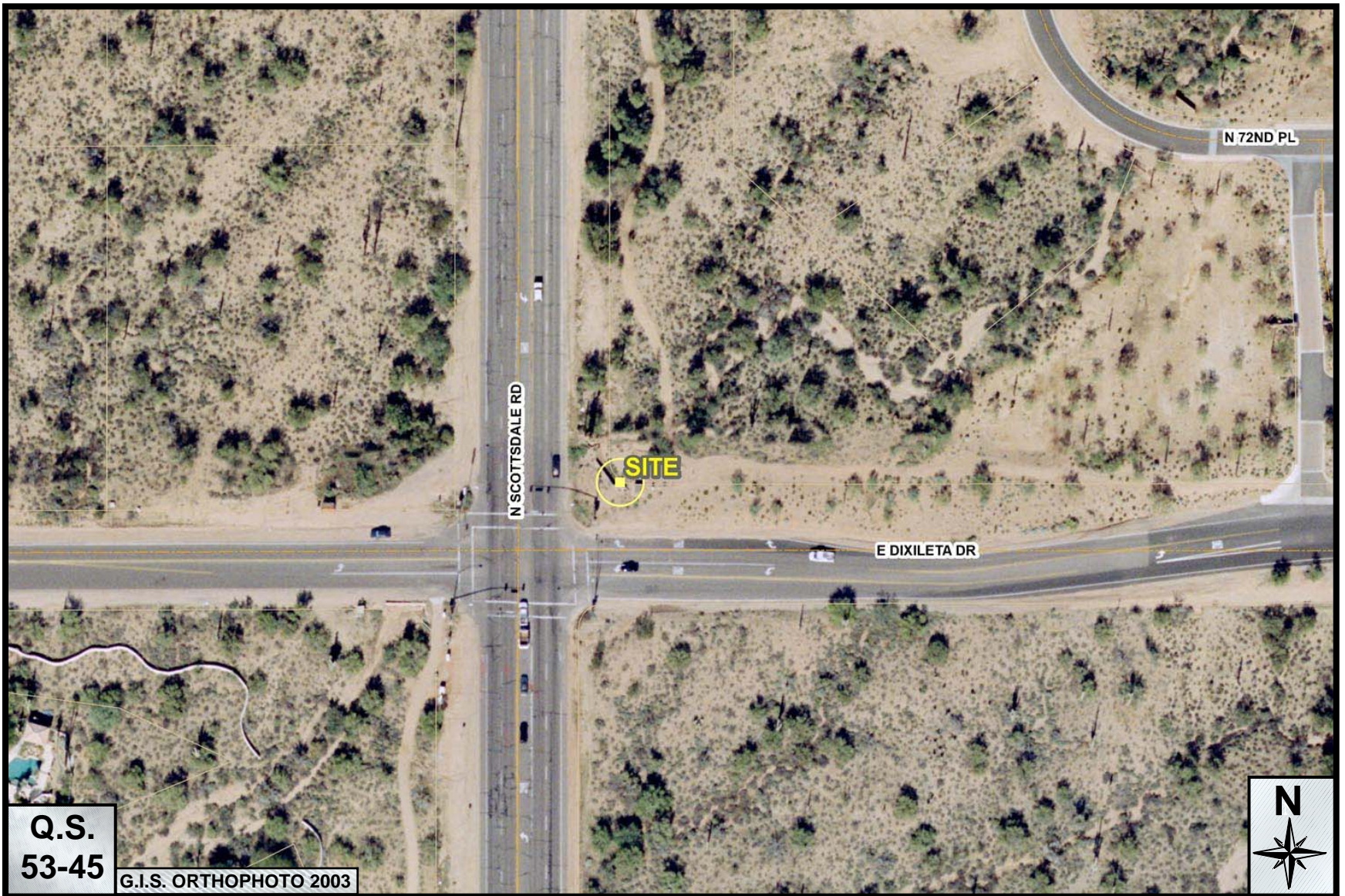
It is the goal of Alltel to work in cooperation with the City of Scottsdale in the development of its wireless network. Recognizing the desire of the City of Scottsdale for stealth applications, this application supports that desire, while meeting the needs of Alltel and the Community.



Alltel WCF - Scottsdale Road & Dixileta Drive

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ATTACHMENT #2



Alltel WCF - Scottsdale Road & Dixileta Drive

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ATTACHMENT #2A



65-DR-2005

ATTACHMENT #3



64th St. & Dixileta Northeast Corner of Scottsdale & Dixileta



Existing

Proposed

Proposed 45' 9 5/8" Traffic
Lightpole Replacement with
Outdoor Equipment and Rustic
Metal Screen Gates

ATTACHMENT #5

Marken Telecommunication Services, LLC



ALLTEL WCF
NEC Scottsdale & Dixileta Dr.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Alltel – Scottsdale Road & Dixileta Drive
Case 65-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, and color of the replacement traffic light pole as well as the proposed decorative metal gate, shall be constructed to be consistent with the South Elevation plan submitted by Alltel with a city staff revised received date of 7/27/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan and enlarged site plan submitted by Alltel with a city staff revised received date of 7/27/2005 *except that the maximum overall height of the light pole including all antennas shall be 45 feet.*

ARCHITECTURAL/SITE DESIGN:

DRB Stipulations

2. The replacement traffic signal pole standard, mounting brackets, and antennas and mounting hardware shall be painted Frazee Deero, "Western Reserve" #8716N.
3. A six (6)-foot tall decorative metal gate shall screen the proposed equipment cabinets and adjacent existing cabinets from the public streets.
4. The provider shall submit details showing that the coaxial and all cables are to remain within the light standard and that all cables and coaxial between the light pole and the equipment cabinet shall be completely on the ground to the satisfaction of city staff.
5. With the final plans submittal the provider shall submit details of the equipment cabinets including the size (cubic feet), height, color and other dimensions of the cabinet to the satisfaction of city staff. The provider shall also note on the plan if air conditioning units are to be provided.
6. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

7. All existing public right-of-way and easements, including public utility and scenic corridor easements shall be shown on all site, landscape and civil plans.
8. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
9. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.

ATTACHMENT B

10. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
11. With the final plans submittal the provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets of the antennas being used. Any changes, including but not limited to the size and location of the proposed antennas shall be subject to further review and approval through Planning and Development Services Department.
12. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to Final Plans city staff approval.
13. Before Final Plans submittal, the applicant shall submit evidence that a right-of-way encroachment permit has been applied for, to the satisfaction of City staff.
14. Light fixtures, if provided, shall be shown on the final plans submittal and shall be limited to inside the equipment enclosure, no higher than 6 inches below the top of wall. The light source shall not be directed upward. With the Final Plans submittal, the applicant shall submit lighting cut-sheets of any proposed lighting.
15. With Final Plans submittal, the developer shall provide equestrian push buttons on the traffic pole or related adjacent location, to the satisfaction of Transportation Department. Final traffic signal plan, specifications, and estimate approval shall be to the to the satisfaction of the Transportation Department.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. There are no stormwater storage or drainage issues.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

DRB Stipulations

17. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
18. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.